

EXHIBIT "B"

ESTHER M. DELAUTER

VS.

PETER J.T. NELSEN

\*\*\*\*\*

\* NUMBER 29,885 EQUITY  
\* IN THE CIRCUIT COURT FOR  
\* FREDERICK COUNTY, MARYLAND

ACKNOWLEDGEMENT OF PURCHASER AT FORECLOSURE SALE

**ASSIGNEE'S SALE**

By virtue of the power of sale contained in a mortgage from Peter J. T. Nelson, dated the 16th day of September, 1974, and recorded in Liber 947, folio 574, one of the Land Records of Frederick County, Maryland, said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the Frederick County Courthouse door on

**THURSDAY, FEBRUARY 28, 1980**

**AT 10:00 A.M.**

all the hereinafter described real estate, to wit:

**PROPERTY DESCRIPTION:** All that piece or parcel of land situate on the north and south sides of the Harbaugh Valley Road, in Hauver's Election District, Frederick County, Maryland, containing 88.823 acres, more or less, according to a survey made by J. F. Brown & Associates, Inc., and shown on a Plat of a boundary survey of property to be conveyed to Peter J. T. Nelson, dated May 13, 1974, and recorded in Plat No. 7, folio 194, one of the Plat Records of Frederick County, State of Maryland.

**BEING** all and the same real estate which was conveyed unto Peter J. T. Nelson by Esther M. Delauter by a Deed dated the 16th of September, 1974, and recorded in Liber 947, folio 571, one of the Land Records of Frederick County, Maryland.

The improvements consist of a large log and stone house covered with white weatherboard, circa 1776, containing 4 rooms upstairs and 5 rooms downstairs and a hallway. The house has 1 1/2 baths. The large colonial style kitchen contains a large fireplace. There are also four other fireplaces in the house. The house has a cement basement and has oil fired hot water heat. There is also a 2-car garage, a spring house, a smoke house, a corn crib, a storage shed with an attached garage, a poultry dressing plant with large attached implement shed, a 40' x 90' lot bank barn, 2 large block poultry houses, 2 wooden poultry houses, a hatchery building, and 3 pole barns: 56' x 450'; 40' x 300'; and 40' x 310'.

**TERMS OF SALE:** A deposit of 10% of the purchase price will be required of the purchaser(s) in cash or certified check payable to the Assignee at the time of the sale, the balance to be paid upon ratification of sale by the Court. All costs of conveyancing, revenue stamps, and transfer taxes are to be borne by the purchaser(s). All State, County and City Real Estate Taxes and other public charges shall be adjusted to date of sale. All other costs and expenses of the conveyancing are to be borne by the purchaser(s). The Assignee reserves the right to withdraw the herein described property from sale at anytime.

**G. EDWARD DWYER, JR.**

**Assignee**

**120 West Church Street  
Frederick, Maryland 21701  
(301) 694-7722**

**STEPHEN M. MEYERS  
120 West Church Street  
Frederick, Maryland 21701  
(301) 694-7722**

**Attorney for Assignee  
JAMES TROUT, Auctioneer  
(301) 663-1555**

I hereby acknowledge to have purchased from G. Edward Dwyer, Jr., Assignee, under Mortgage dated the 16th of September, 1974, and recorded in Liber 947, folio 574, one of the Land Records of Frederick County, Maryland, on this 28th day of February, 1980, all that piece or parcel of land situate on the north and south sides of Harbaugh Valley Road, in Hauver's Election District, Frederick County, Maryland, containing 88.823 acres, more or less, according to a survey made by J.F. Brown & Associates, Inc., and shown on a boundary survey of property to be conveyed to Peter J.T. Nelson, dated May 13, 1974, and recorded in Plat No. 7, folio 194, one of the Plat Records of Frederick County, State of Maryland, and being all of the same real estate conveyed unto Peter J.T. Nelson by Esther M. Delauter by Deed dated the 16th of September, 1974, and recorded in Liber 947, folio 571, one of the Land Records of Frederick County, State of Maryland and being more fully described in the annexed advertisement at and for the sum of Two hundred thirty-three thousand and 40/100 Dollars (\$ 233,300.00 ) and upon the terms set forth in said advertisement.

Esther M. Delauter  
Witness

Frank H. Tritapge

Leo J. Rocca, Jr.  
Leo J. Rocca, Jr.

Exhibit B - Filed March 5, 1980